

## **NOTICE OF TRUSTEE'S SALE**

Pursuant to Deed of Trust dated March 10, 2014, executed by and between JESSIE H. CHANG ("Mortgagor") conveyed to CRAIG R. DENUM, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Galveston County, Texas and described as:

**LOT TWENTY (20), IN BLOCK TWO (2) OF FIRST AMENDING PLAT TO AMBURN OAKS, SECTION TWO (2), A SUBDIVISION IN GALVESTON, TEXAS, ACCORDING TO THE MAP OR PLAT THEREO RECORD UNDER PLAT RECORD 2005A, MAP NO(S). 1 AND 2 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AS AMENDED UNDER PLAT RECORD 2005A, FILED FOR RECORD UNDER GALVESTON COUNTY CLERK'S FILE NO(S). 2005031039 AND 2005031040.**

to secure the payment of that one certain Promissory Note ("Note") dated March 10, 2014, in the original principal amount of \$100,280.00, executed by JESSIE H. CHANG and payable to the order of PREFERRED BANK ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust, Security Agreement and Financing Statement.

The Deed of Trust was filed of record under Galveston County Clerk's File Number 2014013606; all in the Official Real Property Public Records of Galveston County, Texas; and

The Deed of Trust, Security Agreement and Financing Statement is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust, Security Agreement and Financing Statement; and

The Beneficiary has directed the Trustee to enforce the power of sale under Deed of Trust, Security Agreement and Financing Statement for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Galveston County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust, Security Agreement and Financing Statement and the laws of the State of Texas;

Therefore, I, THEA G. CLARK, Trustee, hereby give notice, after due publication as required by the Deed of Trust, Security Agreement and Financing Statement and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, as well as regular mail, to

each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, Security Agreement and Financing Statement , at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust, Security Agreement and Financing Statement and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in **June**, being **June 2, 2020** at the first floor lobby, west side, of the Galveston County Courthouse, 722 Moody Avenue, Galveston, Texas or as designated by the County Commissioners.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Signed on May 8<sup>th</sup>, 2020.

**DOYLE LAW FIRM, PLLC**  
6710 Stewart Road, Suite 300  
Galveston, Texas 77551  
Telephone: 409/744-9783  
Fax: 409/744-9786

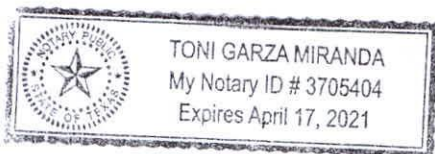
By:   
THEA G. CLARK, Trustee


THE STATE OF TEXAS

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§  
§

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 8<sup>th</sup> day of May, 2020, by **THEA G. CLARK**, Trustee, and in the capacity therein stated.



  
Notary Public in and for the State of Texas



## FILED

Instrument Number: *FILED2020000544*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 05/11/2020 10:50AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*